0004565

01/45

GENERAL WARRANTY DEED

061- 38-10-104
WASH

CHRIST THE KING LUTHERN CHURCH, an Ohio Non-Profit Religious Organization, of Montgomery County, Ohio, grants, with general warranty covenants, to **BOARD OF TRUSTEES, WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO**, whose tax mailing address is 8200 McEwen Road, Dayton, Ohio 45458, the following real property:

Situated in the County of Montgomery, in the State of Ohio and in the Township of Washington, and being more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully rewritten.

PRIOR INSTRUMENT REFERENCE: Deed Book 2179, Page 598 of the Deed Records of Montgomery County, Ohio.

Witness its hand this 19 day of February, 1996.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Ray a Cy
Kirk Seiber
Kirk Seiber
Ray a Cy
Kirk Seiber

CHRIST THE KING LUTHERAN CHURCH, an Ohio Non-Profit Religious Organization

Linda Andriacco
By: Linda Andriacco, President

Richard Forrest
By: Richard Forrest, Secretary

STATE OF OHIO
COUNTY OF MONTGOMERY, SS:

A.3669 #01 .00

BE IT REMEMBERED that on this 19 day of February, 1996, before me, the subscriber, a notary public in and for said County, came the Grantor in the foregoing Deed, Christ the King Lutheran Church, by Linda Andriacco, its President, and Richard Forrest, its Secretary, who acknowledged the signing thereof to the voluntary act and deed of the Grantor and themselves as officers of the Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

TRANSFERRED
96 MAR 13 PM 12: 12
A. J. WAGNER
AUDITOR

Notary Public

THIS INSTRUMENT PREPARED BY:

mail

Richard L. Duncan
Attorney-at-Law
7051 Corporate Way, Suite 200
Dayton, Ohio 45459
(513) 434-6040

14 JOY A. CLARK
RECORDER
96 MAR 13 PM 12: 16
MONTGOMERY CO OHIO
RECORDED

DEED 96-0162 E05

EASEMENT FOR HIGHWAY PURPOSES
CHRIST THE KING LUTHERAN CHURCH
DEED BOOK NO. 2179, PAGE 598
PARCEL #3

Situate in the northeast Quarter of Section 28, Town 3, Range 5 MRS, Washington Township, Montgomery County, Ohio and being a part of the property conveyed to Christ The King Lutheran Church as described in Deed Book 2179, Page 598 in the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of State Route 48 and the centerline of Nutt Road, said point being station 73+49.61 Nutt Road of a centerline survey made by the Montgomery County Engineer's Office, file 4-F-82. Thence along the centerline of Nutt Road North eighty-three degrees, twenty-two minutes, eighteen seconds (83°22'18") East a distance of two hundred, forty-eight and 35/100 (248.35) feet to a point, said point being the TRUE POINT OF BEGINNING;

thence continuing along the centerline of Nutt Road North eighty-three degrees, twenty-two minutes, eighteen seconds (83°22'18") East for a distance of three hundred, and 00/100 (300.00) feet to the northwest corner of lands of W.C. and Elsie Mattingly "TR" as recorded in Microfiche No. 94-0030 E10 and Microfiche No. 94-0031 A01 in the Deed Records of Montgomery County, Ohio;

thence leaving said centerline of Nutt Road with the west line of said Mattingly property South no degrees, nine minutes, fifty-eight seconds (0°09'58") West for a distance of thirty-five and 25/100 (35.25) feet to a point;

thence leaving said Mattingly line South eighty-three degrees, twenty-two minutes, eighteen seconds (83°22'18") West for a distance of three hundred and 00/100 (300.00) feet to a point;

thence along the westerly limit of the herein described easement North no degrees, nine minutes, fifty-eight seconds (0°09'58") East for a distance of thirty-five and 25/100 (35.25) feet to the point of beginning. Containing 0.241 acres, more or less, in which the present road occupies 0.103 acres, more or less.

Gross Take	0.241 Ac
Present Road Occupancy	0.103 Ac
Net Take	0.138 Ac

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
DESCRIPTION AND OWNERSHIP
CHECKED AND APPROVED
BY [illegible] DATE 2/21/96
MAP DEPARTMENT

Subject to all legal easements of record.

Prior Deed Reference: Deed Book No. 2179, Page 598 of the Deed Records of Montgomery County, Ohio.

This description prepared by Barge, Waggoner, Sumner and Cannon, Inc.

DEED 96-0162 E06